

**PLANNING BOARD  
TOWN OF WILBRAHAM**  
240 Springfield Street  
Wilbraham, Massachusetts 01095

Jeffrey Smith, Chairman  
Adam Basch  
John McCloskey  
Tracey Plantier  
David Sanders  
James Moore, Associate



John Pearsall, Planning Director

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**MINUTES OF THE WILBRAHAM PLANNING BOARD  
WEDNESDAY, FEBRUARY 24, 2016**

In attendance: Jeffrey Smith, Chairman  
Adam Basch  
John McCloskey  
Tracey Plantier  
David Sanders  
James Moore, Associate

Staff: John Pearsall, Planning Director

**Chairman Smith called the meeting to order at 6:34 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.**

**1. Approval of Minutes – February 3, 2016**

Chairman Smith called for the postponement of the approval of the minutes of February 3, 2016 as they are not ready in final form.

**2. Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

**3. Building Commissioner's Report**

Building Commissioner Lance Trevallion was unable to attend the meeting.

**4. Miscellaneous Information**

The Planning Board briefly reviewed the following correspondence:

- A. CPTC Annual Conference – March 19, 2016
- B. ZBA Decision – Home Professional Office – Caron Residence, 407 Monson Road
- C. ZBA Decision – Special Permit Amendment – Soccer City, 2041 Boston Road

5. **Appointment – Michael Mosier, Robert Levesque & Roger Jarosz**

**Proposed Revision to Phase Two – Gardens of Wilbraham, 2301 Boston Road**

Developer and project owner Michael Mosier of 2301 Boston Road, LLC, Consultant Robert Levesque of R. Levesque & Associates, Inc., and Builder Roger Jarosz of Inglewood Development Corporation met with the Planning Board to discuss a proposed modification to a portion of Phase Two of the Gardens of Wilbraham located at 2301 Boston Road that was approved by the Board last October [see minutes of October 7, 2015]. Mr. Levesque presented a revised plan with a proposed reconfiguration from 18 units in 9 separate buildings to 16 units in 11 separate buildings. Mr. Levesque explained that the changes reflect market demand for single units and the avoidance costs of expensive fire suppression systems. Mr. Levesque noted that the roadway and underground utilities have been constructed per the previously approved plan and will not be changing, and that the revised building setbacks and minimum separation distances will conform to building code and zoning requirements.

**MOTION (BASCH, PLANTIER): I move that the Board grant administrative approval to allow revised site plans for Phase II of the Gardens of Wilbraham prepared by R. Levesque Associates, Inc. dated February 18, 2016 based on a determination that the proposed site plan modifications do not constitute a major substantive change which would require a special permit amendment.**

**Approved 5-0.**

6. **Appointment – Andrew Churchill, Anna Bishop, Charlie Crowe & James Fair**

**Proposed School Bus Garage – Land of M & W Realty, 2045 Boston Road**

Andrew Churchill, Anna Bishop & Charlie Crowe from the Lower Pioneer Valley Educational Collaborative (LPVEC) and Professional Engineer James Fair from Weston & Sampson met with the Planning Board to discuss preliminary site plans for the proposed school bus garage operation at the former automobile dealership property located at 2045 Boston Road. Mr. Churchill explained that the LPVEC recently purchased the property and plans to consolidate their existing facilities in Ludlow and Wilbraham as a cost savings measure. Mr. Fair discussed proposed improvements to the building and grounds including the installation of a fueling station and underground storage tank. Mr. Fair explained that traffic circulation within the site will be counterclockwise around the building with the west site access being an entrance only and east access being a right turn exit only. Mr. Fair presented video documentation of bus turning movements into and out of the site as well as traffic study findings that demonstrate no significant impacts to the level of service on Boston Road as a result of the proposed use. A site plan approval public hearing has been scheduled for the Planning Board meeting on March 23, 2016.

7. **Proposed Zoning By-Law Amendment Article for Annual Town Meeting – May 16, 2016**

**Rezoning (R-26 to NO) of 384 Main Street**

Board Member Adam Basch recused himself because of potential conflict of interest concerns and left the room during this discussion.

The Planning Board discussed the proposed Zoning By-Law amendment to rezone the properties located at 384 Main Street and 3 Bulkley Road from Residence-26 to Neighborhood Office which was the subject of a public hearing held at the previous meeting [see minutes of the Planning Board meeting of February 3, 2016]. Based on input from the neighbors who attended the public hearing, it was agreed to reduce the scope of the proposed rezoning to the 384 Main Street parcel only and to eliminate the proposed rezoning of the 3 Bulkley Road parcel from further consideration.

**MOTION (SANDERS, MCCLOSKEY): I move that the Board sponsor an article at the Annual Town Meeting with a favorable recommendation to amend the Zoning By-Law and the accompanying Zoning Map referenced therein by rezoning from Residence-26 (R-26) to Neighborhood Office (N.O.) a parcel of land located at 384 Main Street as presented at the Board's public hearing of February 3, 2016.**

**Approved 4-0, with Basch recused.**

8. **Planning Board Reports**

A. **Community Preservation Committee**

Jeffrey Smith provided a brief update of the recent CPA Committee Meeting.

9. **Public Hearings to be Scheduled:**

The Planning Board scheduled the following public hearings as follows:

A. **Proposed Rezoning (R-15 to GB) of 4V Forest Street – March 16, 2016**

B. **Proposed Zoning By-Law Amendments – March 16, 2016**

C. **School Bus Garage SPA Application – March 23, 2016**

D. **Westminster Drive Definitive Subdivision Plan – April 6, 2016**

10. **Other Business – Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**

A. **Site Grading Plan – 29 Carla Lane (Lot 13), Washington Heights Subdivision**

Board Members Adam Basch and John McCloskey recused themselves because of potential conflict of interest concerns and left the room during this discussion.

The Planning Board reviewed the site grading plan submitted for a proposed single family dwelling to be constructed on Lot 13 in the Washington Heights Subdivision. The Board noted that the proposed home encroaches on an existing storm drainage easement that is to be abandoned and stipulated that the property cannot be sold until the easement is terminated by Town Meeting in May.

**MOTION (PLANTIER, SANDERS): I move that the Board approve site grading plans for Lot 13 in the Washington Heights Subdivision as submitted with a condition that the property may not be sold until the abandoned storm water drainage easement is terminated by vote of Town Meeting.**

**Approved 3-0, with Basch & McCloskey recused**


Having no further business, the meeting was adjourned by unanimous consent at 8:55 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **March 16, 2016 at 6:30 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:

  
John Pearsall, Planning Director

Date: 5-5-2016



David Sanders, Clerk

Date: 5/10/16